024.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	819,800 / 819,800
					USE VALUE:	819,800 / 819,800
					ASSESSED:	819,800 / 819,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		CROSS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LACKEY WILLIAM/SONIA
Owner 2:	
Owner 3:	
Street 1:	7 CROSS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MELIN KATHRYN M -
Owner 2:	FITZGERALD ELIZABETH A -
Street 1:	7 DRAYCOACH DRIVE
Twn/City:	CHELMSFORD
St/Prov:	MA Cntry:
Postal:	01824

NARRATIVE DESCRIPTION

This parcel contains .099 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Asbestos Exterior and 1742 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4300.000	380,600		439,200	819,800
Total Card	0.099	380,600		439,200	819,800
Total Parcel	0.099	380,600		439,200	819,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.54 /Parcel: 470.54

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 15879

GIS Ref

GIS Ref

Insp Date 07/21/17

!1973!

PREVIOUS ASSESSMENT

Parcel ID 024.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	380,600	0	4,300.	439,200	819,800		Year end	12/23/2021
2021	101	FV	369,700	0	4,300.	439,200	808,900		Year End Roll	12/10/2020
2020	101	FV	370,300	0	4,300.	439,200	809,500	809,500	Year End Roll	12/18/2019
2019	101	FV	280,700	0	4,300.	466,600	747,300	747,300	Year End Roll	1/3/2019
2018	101	FV	280,700	0	4,300.	340,400	621,100	621,100	Year End Roll	12/20/2017
2017	101	FV	272,000	0	4,300.	296,500	568,500	568,500	Year End Roll	1/3/2017
2016	101	FV	272,000	0	4,300.	252,500	524,500	524,500	Year End	1/4/2016
2015	101	FV	265,600	0	4,300.	247,000	512,600	512,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:52:23

LAST REV

Date	Time
08/22/17	14:28:39
apro	
1973	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FITZGERALD ELIZ	32014-585		11/9/2000		213,000	No	No		
MELIN K/FITZGER	29991-39		3/31/1999	Family	1	No	No		N

USER DEFINED

Prior Id # 1:	15879
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/22/2008	374	Addition	90,000	C		G10	GR FY10	kit, mbdroom add o

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2017	MEAS&NOTICE	HS	Hanne S
4/22/2009	Meas/Inspect	372	PATRIOT
3/10/2001	MLS	MM	Mary M
10/5/1999	Meas/Inspect	243	PATRIOT
8/12/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4300		Sq. Ft.	Site		0	80.	1.28	1									439,199						439,200	

Total AC/HA:	0.09871	Total SF/SM:	4300	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	439,199	Spl Credit		Total:	439,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.28405797
Const Adj.:	0.94285131
Adj $ / SQ:	163.441
Other Features:	86700
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	467561
Depreciation:	86966
Depreciated Total:	380595

COMMENTS

OF=XTRA SINK IN MBTH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

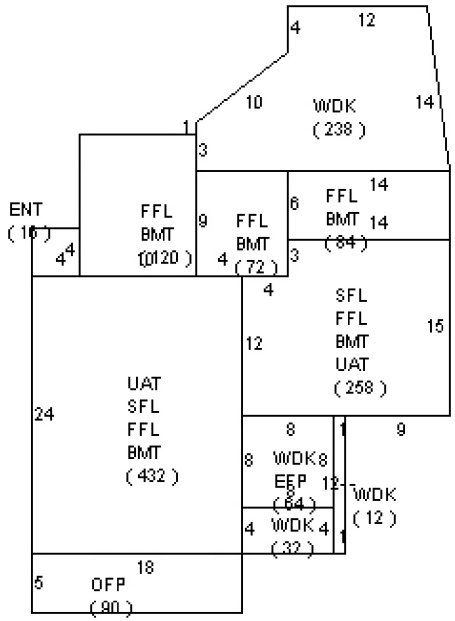
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	966	49.030	47,365
FFL	First Floor	966	163.440	157,884
SFL	Second Floor	690	163.440	112,774
WDK	Deck	346	8.380	2,900
OFP	Open Porch	90	32.840	2,956
UAT	Upper Attic	86	114.410	9,868
EFP	Enclos Porch	64	65.780	4,210
ENT	ENTRY	16	24.890	398
	Net Sketched Area:	3,224	Total:	338,355
Size Ad	1656	Gross Area	3828	FinArea 1742

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	50	FLA	100	C	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	179.79
Special Features:	0	Val/Su Net:	118.05
Final Total:	380600	Val/Su SzAd	229.83

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

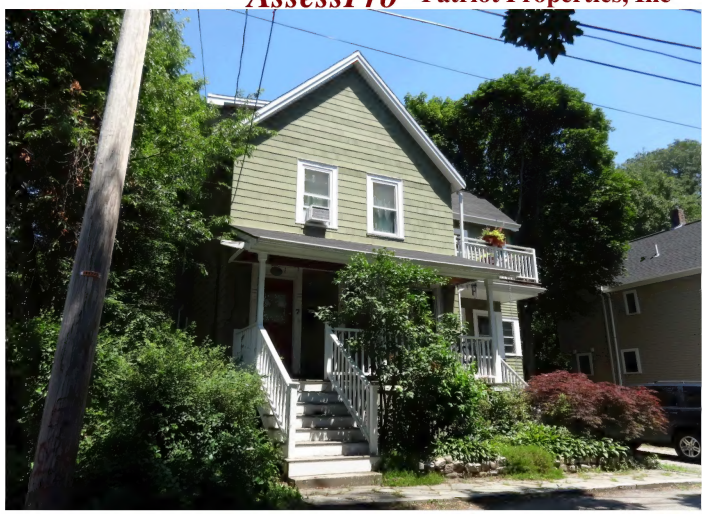
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

024.0-0003-0003.0

IMAGE

AssessPro Patriot Properties, Inc